

Residential – Walk In

LIVING QUARTERS ADDITION OVER DETACHED GARAGE

- a. All permit applications must be made in person.
- b. Check to see if location is in historic district.
- c. Addition must comply with the light, ventilation and heating requirements of sec. R303 of the 2003 IRC.
- d. Inspector will determine whether existing foundation and first floor framing are adequate to support a second story.
- e. The former ceiling joists for the existing garage are now floor joists for the second story and must meet the more stringent floor joist requirements.
- f. The minimum room area is 70 sq. ft.
- g. Habitable rooms shall not be less than 7' in any horizontal dimension.
- h. For sleeping room, at least one emergency escape and rescue opening is required.
- i. Smoke alarms are required in each sleeping room and outside each sleeping area in the immediate vicinity of the bedroom. New smoke alarms shall be interconnected with existing smoke alarms and primary power shall come from the building wiring with battery backup.
- j. Compliance with the requirements of the Energy Code of the City of Fort Worth is required for the addition.
- k. Cooking facilities are not allowed if in single family zoning district. Zoning Ordinance – definition of dwelling unit. Habitable accessory buildings may not be used as a separate independent residence for One-Family Districts.
- l. The garage shall be separated from the habitable room above by not less than 5/8" type X gypsum board on the garage side. Construction supporting the rated floor ceiling assembly shall be protected by not less than 1/2" gypsum board.
- m. If the stairway to the living quarters is inside the building: The stairway shall be fully enclosed and separated from the garage and shall have a door from the stairway enclosure to the exterior. Any door between the garage and the living quarters or the stairway enclosure shall be, a solid wood door not less than 1 3/8" in thickness, a solid or honeycomb steel door not less than 1 3/8" in thickness or a 20-minute fire-rated door. The wall between the garage and the living quarters and the wall enclosing the stairway shall have not less than 1/2" sheetrock on the garage side.
- n. Stairways shall comply with section R311.5 with regard to width, headroom, riser height, tread depth, profile, landings, walking surface, handrails and illumination.
- o. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8" fire-rated gypsum board or one-hour fire-resistive construction.
- p. Guards shall be provided and constructed as required in section R312.
- q. If there is an attic over the living quarters attic access shall be provided as required by section R807.
- r. Habitable accessory buildings may not exceed the height of the principal residence. Height shall be measured according to the specifications of 6.100-2 of the Zoning Ordinance.
- s. Required zoning setbacks for the addition must be met even if not met by the existing garage.